



Main Street, Kelfield, York, North Yorkshire, YO19 6RG

• No Onward Chain • A beautifully presented modern family home in a highly desirable location • Spacious entrance hall with doors off to all sides • Kitchen/diner with a range of fitted appliances • A good sized living room with a gas fire & doors out to the garden • Cloakroom with a w/c & hand basin • Five double bedrooms, one with an en-suite • Family bathroom • Enclosed rear garden, integral garage & off street parking on the drive • EPC = D

Guide Price £499,950

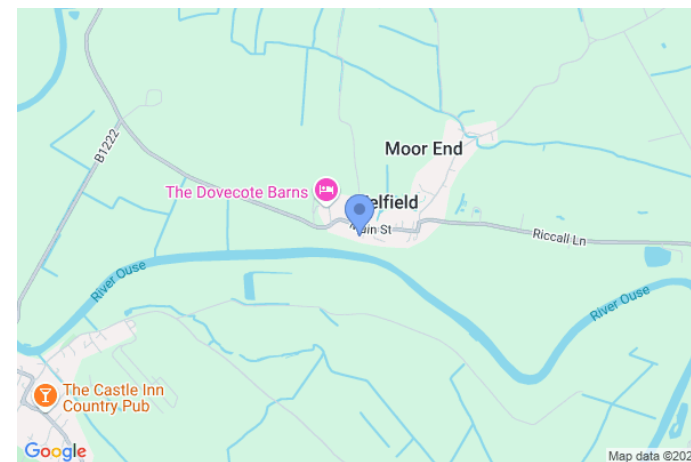
If you are looking for a change of lifestyle, like the idea of being a part of a village but still require quick access to the centre of York and the main road networks, then look no further as this lovely property could be perfect for you. The property has been designed to imitate a barn conversion, so if you are looking for character but don't want the maintenance, then this will surely appeal. A viewing is highly recommended to fully appreciate this lovely home, especially as it is offered to the market with No Onward Chain.

The entrance hall is extremely spacious and benefits from an abundance of natural light as there are two full height glass windows to either side of the front door. You will see stairs rising to the first floor and doors off to all sides. The door on the right gives access to an integrated garage with an electric door, whilst a door on the left opens into the kitchen/diner. There is U shaped granite worktop that incorporates a sink with drainer, a four ring hob, dishwasher, fridge/freezer, washing machine and various storage cupboards. There is space for a good sized dining table with chairs at the other end of the room and a large window that again allows natural light to enter.

The living room is at the rear of the property and is extremely spacious. There is a gas fire with a stone hearth at one end with double doors immediately adjacent which give access to the rear garden. A good sized cloakroom with a w/c and hand basin completes the ground floor.

To the first floor there are five double bedrooms, one of which benefits from an en-suite bathroom comprising bath with shower over, low level w/c, pedestal hand basin and a chrome heated towel rail. There is a family bathroom comprising bath with shower over, low level w/c, pedestal hand basin and chrome heated towel rail. One of bedrooms to the front has a full width, low level window and two velux roof lights, making it a naturally bright space. This room would be perfect as a home office, if five bedrooms are not required.

Externally the rear garden is mainly laid to lawn with a patio seating area to one side. The garden is fully enclosed by a timber fence and in part by a low lying brick wall, making it both private and secure. To the front you will find a second lawned area, a block paved drive for two cars and access to the integrated garage.





A STUNNING FAMILY HOME WITH NO ONWARD CHAIN



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Reference: 2156

Environmental Impact (CO ₂) Ra		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority Selby District Council

Services Mains water, electric & drainage. LPG central heating.



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Offices in **York, Pocklington and Market Weighton**

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Total area: approx. 212.4 sq. metres (2286.8 sq. feet)

The total SqFt shown can include Garages & Outbuildings.
Plan produced using PlanUp.

Cherry Tree Barn

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